



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, MOBILE DISTRICT
P.O. BOX 2288
MOBILE, ALABAMA 36628-0001

Regulatory Division
Coastal Branch

June 26, 2009

**JOINT PUBLIC NOTICE SAM-2007-2145-JWS
U.S. ARMY CORPS OF ENGINEERS**

**MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL**

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

**JOURDAN RIVER ESTATES
Jourdan River, Kiln, Hancock County, Mississippi**

TO WHOM IT MAY CONCERN:

This District has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 USC 1344) and Section 10 of the Rivers and Harbors Act. Please communicate this information to interested parties.

APPLICANT: Jourdan River Estates, LLC
c/o Mr. Michael R. Felter
25014 Arcadia Road
Pass Christian, Mississippi 39571

AGENT: Barry A. Vittor & Associates
8060 Cottage Hill Road
Mobile, Alabama 36695

WATERWAY: Jourdan River and adjacent wetlands, Nicola Road, Kiln, Hancock County, Mississippi. Sections 29, 32, 33, and 39, Township 7 South, Range 14 West (Lat. 30.3922746° N; Long. -89.41553054° W).

WORK: The applicant proposes to fill 1.5 acres of medium quality pine flatwood wetlands for the purpose of constructing a residential development at a 252-acre site adjacent to the Jourdan River in Kiln, Hancock County, Mississippi. The project was down-sized from an original design plan of 12 multi-family buildings with 816 total units (5.88 acres of wetland impacts) to 7 buildings and 472 units (1.5 acres of wetland impacts); these impacts are associated with constructing a culverted entrance road and parking areas. The project will also offer recreational amenities such as boating, fishing, hiking, swimming, horseback riding, and tennis. To provide boating access to the Jourdan River, a 4.33-acre upland area will be excavated to construct a yacht basin. Approximately 15,000 cubic yards of sandy silt-clay will be maintenance-dredged from an adjacent man-made canal to provide adequate navigational depths to the Jourdan River, located approximately 1200 feet southeast from the proposed yacht basin. As part of yacht basin entrance construction, several

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clumps of emergent fringing vegetation (*Juncus roemerianus*) along the man-made canal will be removed and transplanted to an old fill area next to a dirt access road south of the yacht basin location; the affected area occupied by *Juncus* is less than 0.01 acre in size. Dredged material from the man-made canal will be discharged within a contained upland location and de-watered; after de-watering, the material will be loaded onto a truck and disposed of at an upland location and/or used as clean fill for road construction in wetlands (as may be authorized by Department of the Army permit). Four 10-foot-wide piers (average width) with a total length of 2150 feet (21,500 square feet) will be built over open water; three 6-foot-wide elevated boardwalks with a total length of 2150 feet (12,900 square feet) will be built over wetlands. Additionally, an existing 800-foot-long bulkhead along the Jourdan River will be re-constructed in the original bulkhead footprint. Mitigation for the 1.5 acres of wetland fill impacts (road and parking area construction) will be through the purchase of an appropriate number of mitigation credits from a Corps-approved wetland mitigation bank.

The applicant has applied for certification from the State of Mississippi in accordance with Section 401(a)(1) of the Clean Water Act, and upon completion of the required advertising, a determination relative to certification will be made.

The applicant has certified that the proposed activity complies with and will be conducted in a manner that is consistent with the State Coastal Zone Management Program. A determination relative to consistency will be made by the Mississippi Department of Marine Resources.

This public notice is being distributed to all known interested persons in order to assist in developing facts on which a decision by the U.S. Army Corps of Engineers (Corps) can be based. For accuracy and completeness of the record, all data in support of or in opposition to the proposed work should be submitted in writing setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition. The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources.

The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production, and in general, the needs and welfare of the people.

The Corps is soliciting comments from the public; Federal, State, and local agencies and officials;

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Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state with particularity, the reasons for holding a public hearing. The National Register of Historic Places has been consulted and no properties listed in or eligible for the National Register are known to exist which would be affected by the proposed work. A Phase I cultural resources survey was previously conducted with negative findings. This review constitutes the full extent of cultural resources investigations unless comment to this notice is received documenting that significant sites or properties exist which may be affected by this work, or that adequately documents that a potential exists for the location of significant sites or properties within the permit area. Copies of this notice are being sent to the State Historic Preservation Officer and the U.S. Department of the Interior, National Park Service, Division of Archeological Services. Based on the results of a field survey, it was determined by the U. S. Fish and Wildlife Service (FWS) that no threatened and endangered species occur on the subject property.

Correspondence concerning this Public Notice should refer to Public Notice Number SAM-2007-2145-JWS and should be directed to the District Engineer, U.S. Army Engineer District, Mobile, Post Office Box 2288, Mobile, Alabama 36628-0001, Attention: Coastal Branch, with a copy to the Mississippi Department of Environmental Quality, Office of Pollution Control, Post Office Box 10385, Jackson, Mississippi 39289, and the Mississippi Department of Marine Resources, 1141 Bayview Avenue, Suite 101, Biloxi, Mississippi 39530, in time to be received within 30 days of the date of this public notice.

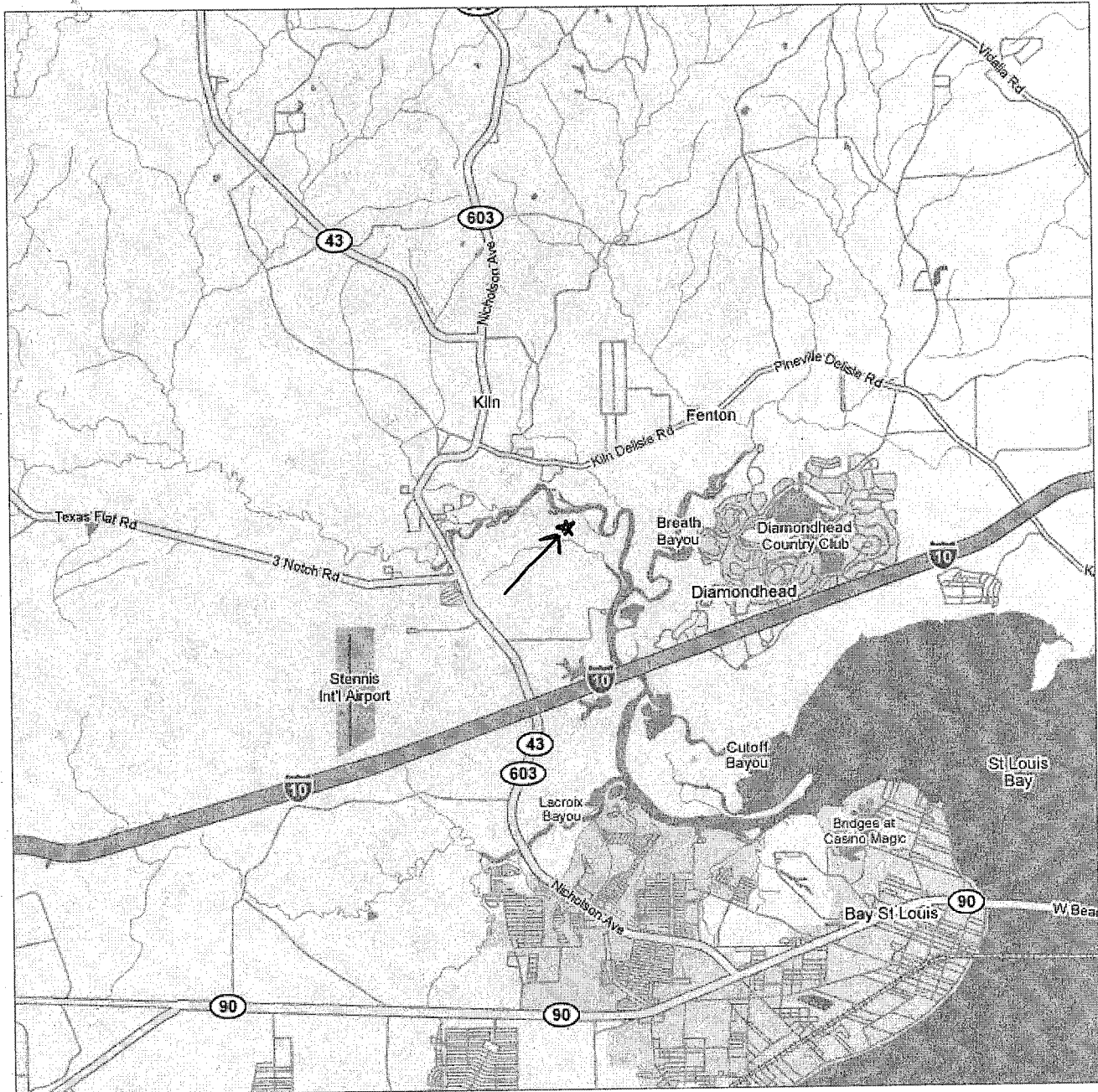
If you have any questions concerning this publication, you may contact this office at telephone number (251) 690-2658, or by E-mail at: tad.m.zebryk@usace.army.mil. Please refer to the above Public Notice number.

For additional information about our Regulatory Program, please visit our web site at www.sam.usace.army.mil/RD/reg, and please take a moment to complete our customer satisfaction survey while you're there. Your responses are appreciated and will allow us to improve our services.



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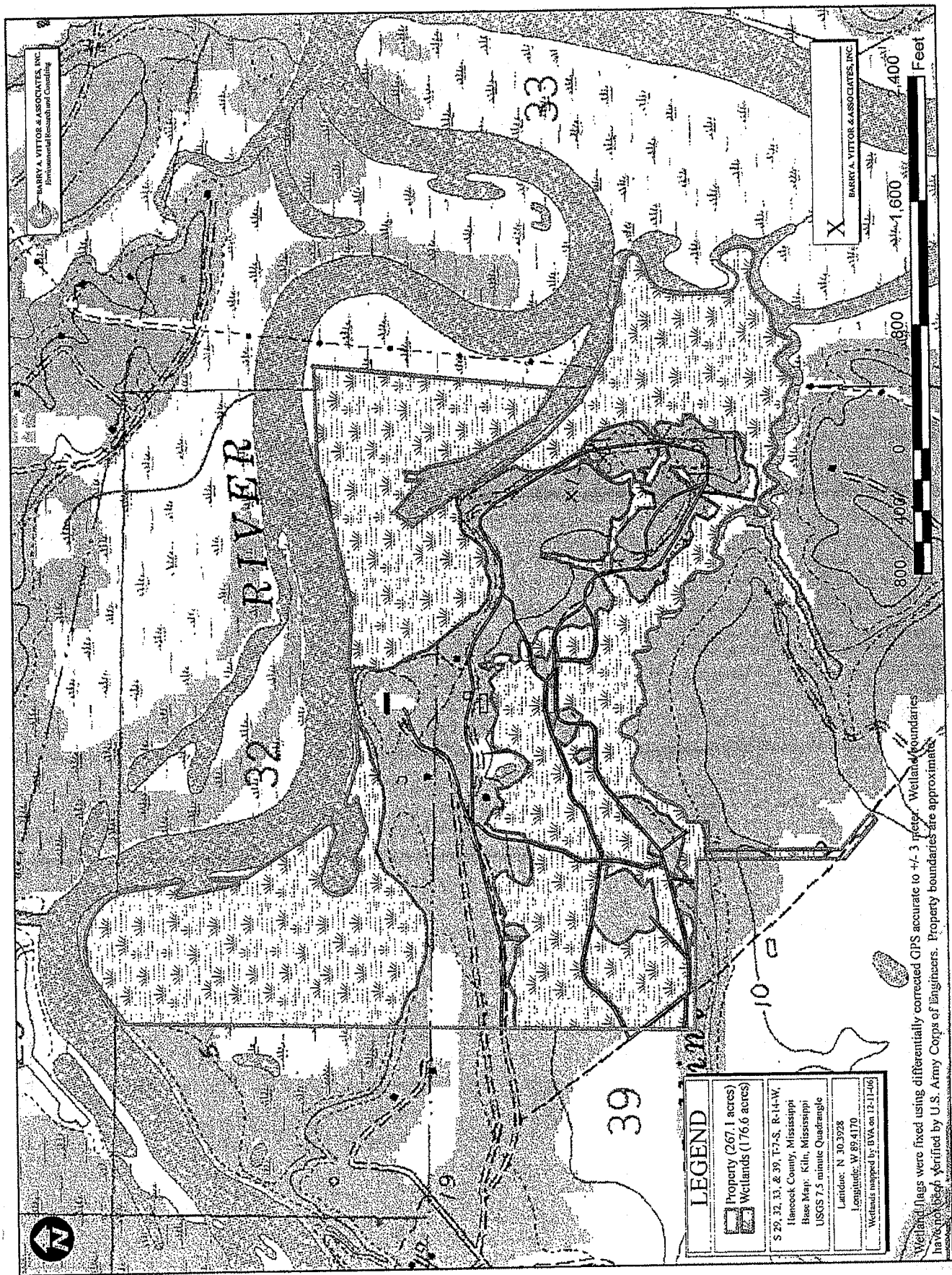
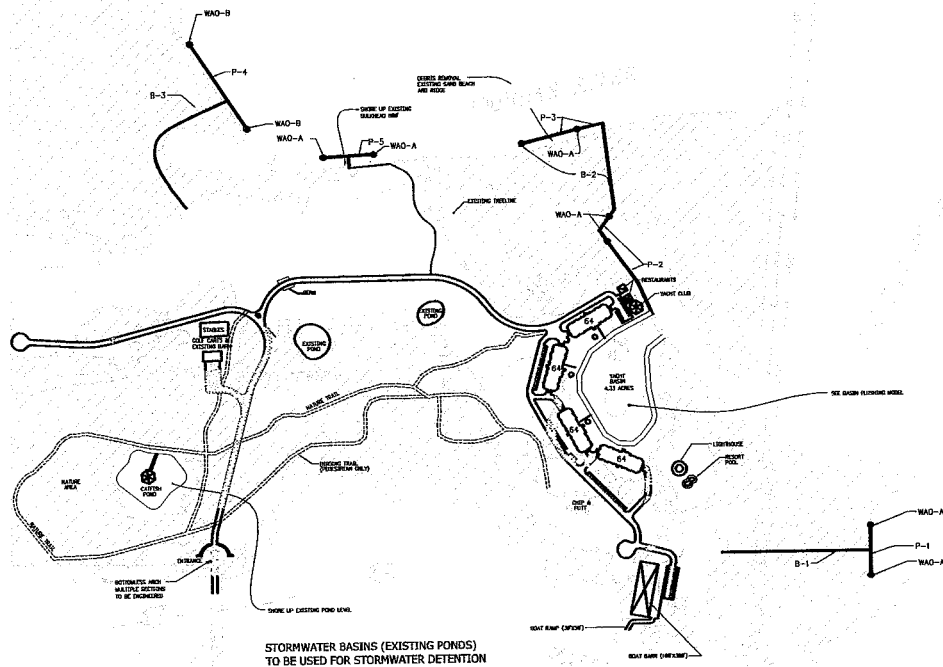


Figure 5. Wetlands delineated within the Arcadia property.

PROJECT:
SAM-2007-2145-CRO



Master Site Plan



SCALE: 1" = 1000'

A	6/23/09	ISSUED TO CORP FOR REVIEW	BAF	GDD	GDD
REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED

CUSTOMER:

JRE,
LLC.



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TITLE:

JOURDAN RIVER
RESORT & YEACHT CLUB
SITE PLAN

DRAWN:	DESIGN:	DATE:	SCALE:	DRAWING NUMBER:	REVISION:
BAF	GDD	6/23/09	1"=1000'	MS06099	A

STRUCTURES OVER WATER:

PIERS:

P-1: 8'(W) X 250'(L) 2000 SQ.FT.
P-2: 10'(W) X 650'(L) 6500 SQ.FT.
P-3: 10'(W) X 450'(L) 4500 SQ.FT.
P-4: 10'(W) X 550'(L) 5500 SQ.FT.
P-5: 12'(W) X 250'(L) 3000 SQ.FT.

○ - WETLANDS OBSERVATION AREA (WAO-A)
12'X12', (8 TOTAL)

○ - WETLANDS OBSERVATION AREA (WAO-B)
16'X16', (2 TOTAL)

PIERS SQ.FT. = 21,500
WAO SQ.FT. = 2,336
TOTAL OVER WATER = 23,836 SQ.FT.

STRUCTURES IN WETLANDS:

BOARDWALKS:

B-1: 6'(W)X 6'(H) X 800'(L) = 4800 SQ.FT.
B-2: 6'(W)X 6'(H) X 450'(L) = 2700 SQ.FT.
B-3: 6'(W)X 6'(H) X 900'(L) = 5400 SQ.FT.

BOARDWALKS = 12,900 SQ.FT.

ROADS IN WETLANDS:

PROPOSED ROADS & PARKING = 65944 SQ.FT.

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A	6/23/09	ISSUED FOR CORP REVIEW	BAFG	GDD	GDD

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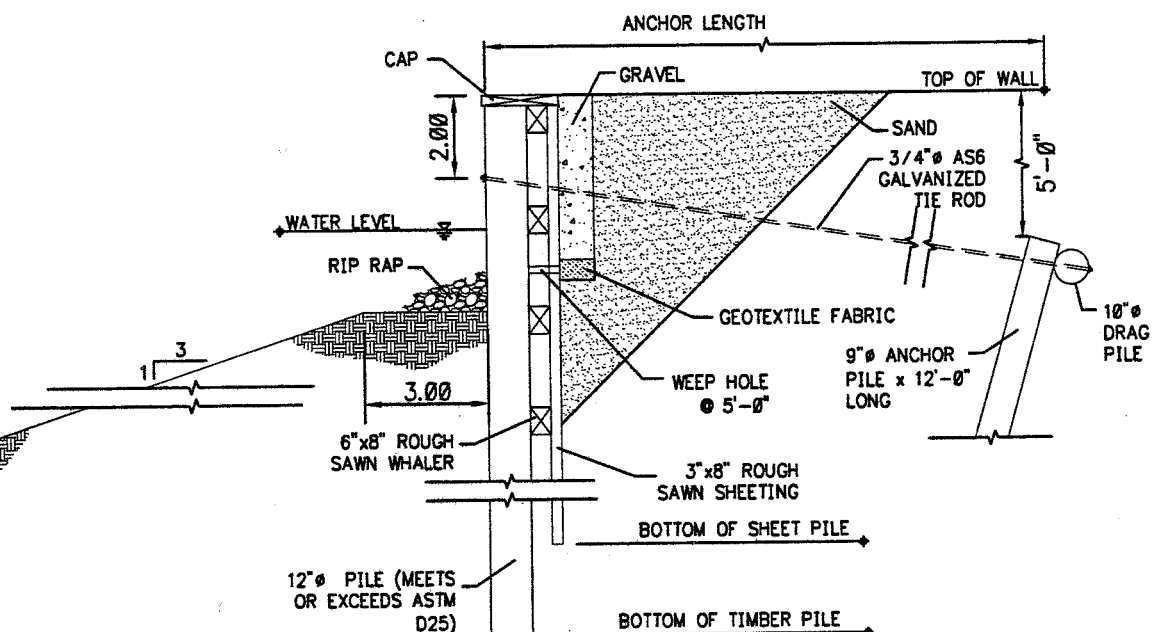
TITLE:

**JOURDAN RIVER
RESORT & YEACHT CLUB
NOTES**

DRAWN:	DESIGN:	DATE:	SCALE:	DRAWING NUMBER:	REVISION
BAF	GDD	6/23/09	1"=100'	MS06099	A

NOTES:

1. ALL TIMBER SHALL BE MARINE GRADE SOUTHERN PINE PRESERVATIVE TREATED TO AWPA STANDARDS C-2.
2. ALL FACE AND ANCHOR PILES SHALL BE IN ACCORDANCE WITH ASTM D-25 PRESERVATIVE TREATMENT SHALL BE TO AWPA STANDARDS C-2.
3. TIMBER SHEETING SHOULD BE SEAWALL OR MARINE GRADE AND OF TONGUE AND GROOVE, WAKEFIELD OR OVERLAP DESIGN.
4. ALL FASTENERS AND TIE RODS SHOULD BE HOT DIP GALVANIZED PER ASTM-A-153 WITH 2 OUNCES OF ZINC PER SQUARE FOOT.
5. RETURNS MUST BE PROVIDED AT THE ENDS OF ALL BULKHEADS TO PREVENT FLAKING.
6. ALL CUTS, HOLES AND INJURIES TO THE SURFACE OF TREATED WOOD SHOULD BE PROTECTED WITH COPPER NAPHTHENE MEETING AWPA STANDARD P-8.
7. ALL TREATED WOOD PRODUCTS SHOULD BE HANDLED AND FIELD FABRICATED IN ACCORDANCE WITH AWPA STANDARD MA-92.



TYPICAL BULKHEAD CROSS SECTION

CUSTOMER:

MIKE FELTER

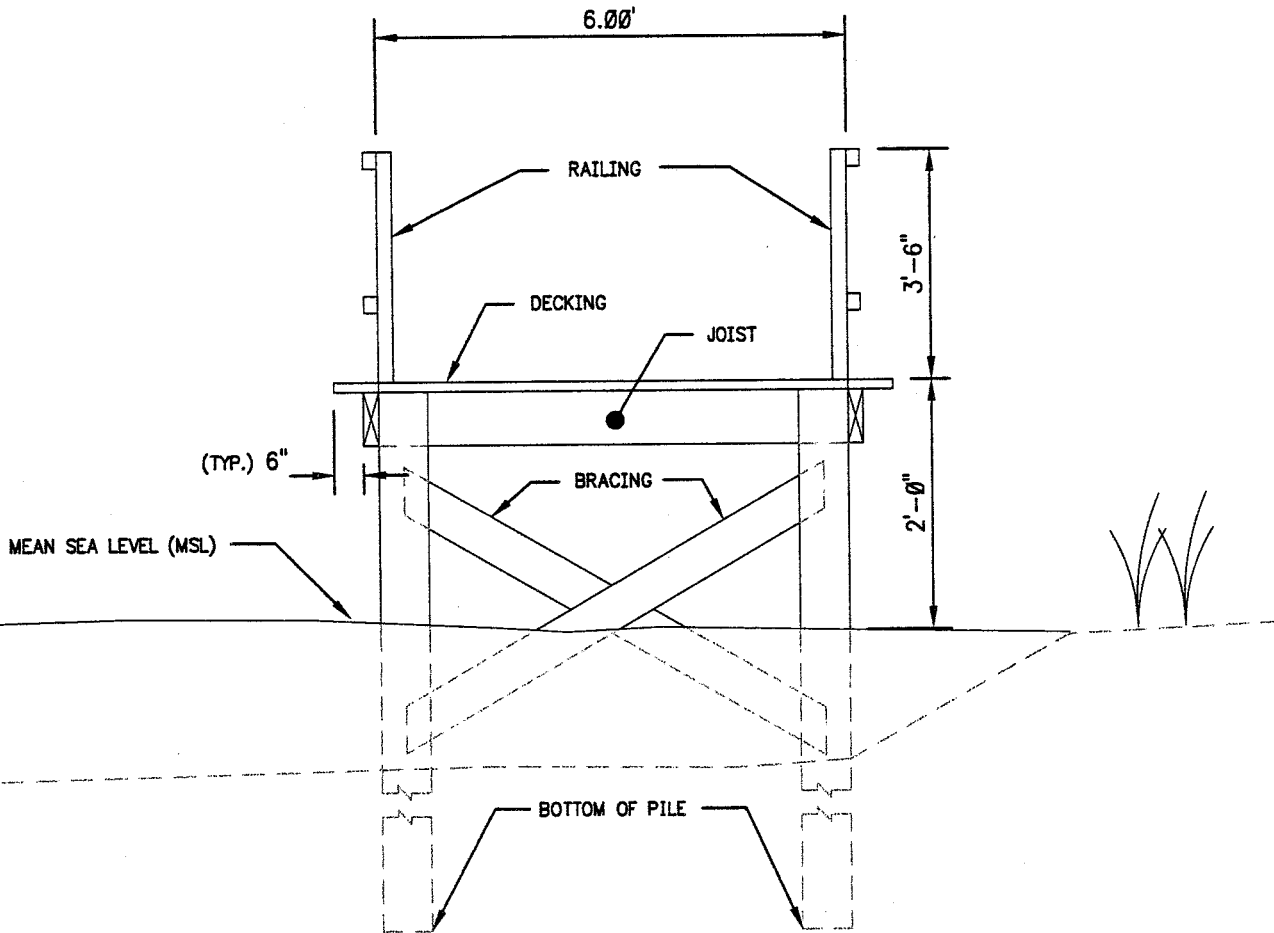


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TITLE: TYPICAL BULKHEAD JOURDAN RIVER RESORT HANCOCK COUNTY, MS					
DRAWN: BAF	DESIGN: GDD	DATE: 11/17/08	SCALE: N.T.S.	DRAWING NUMBER:	REVISION: —



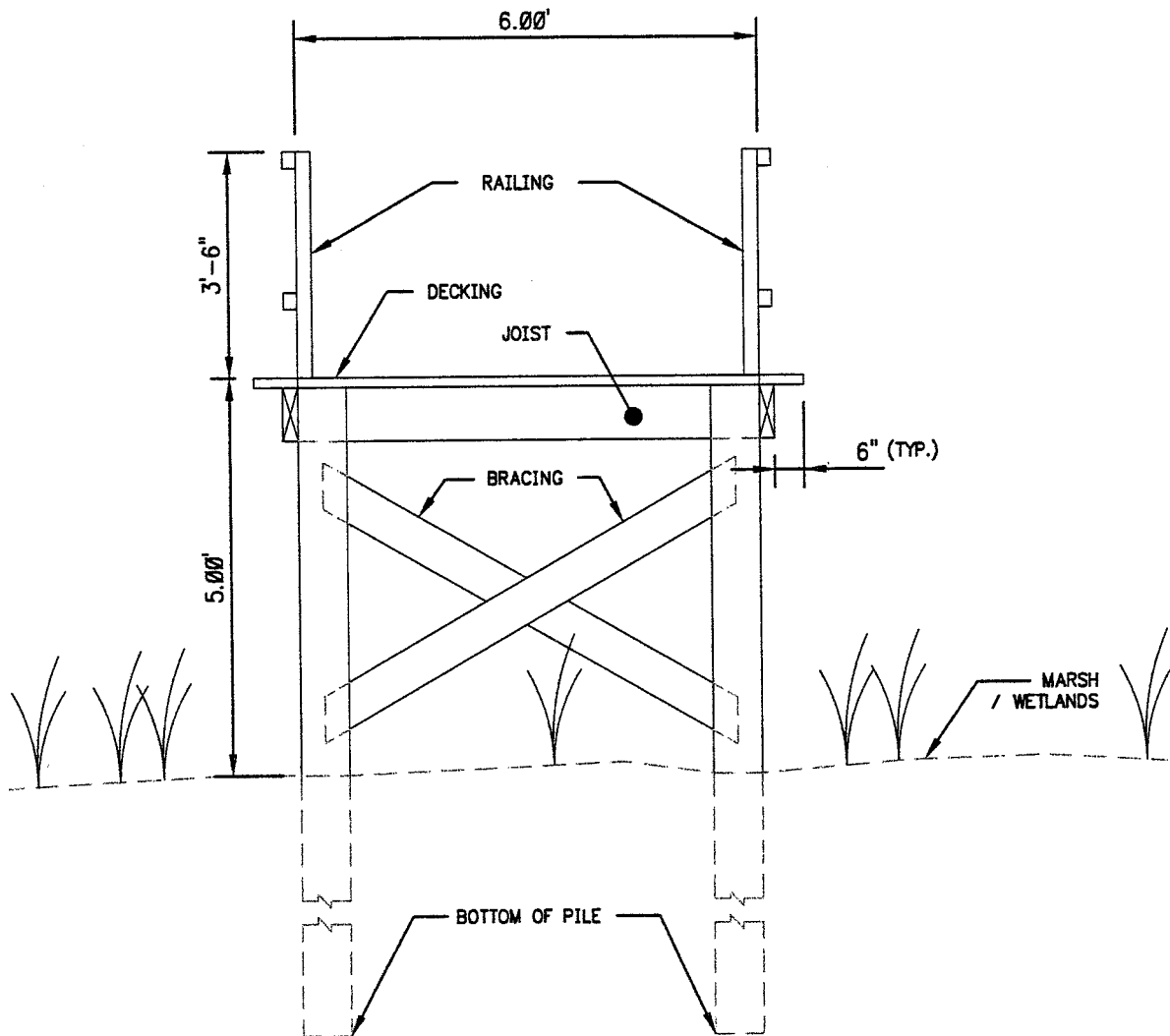
TYPICAL PIER
CROSS SECTION

CUSTOMER:

MIKE FELTER



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TITLE:					
TYPICAL PIER OVER WATER					
JOURDAN RIVER RESORT					
HANCOCK COUNTY, MS					
DRAWN:	DESIGN:	DATE:	SCALE:	DRAWING NUMBER:	REVISION:
BAF	GDD	12/22/08	N.T.S.		



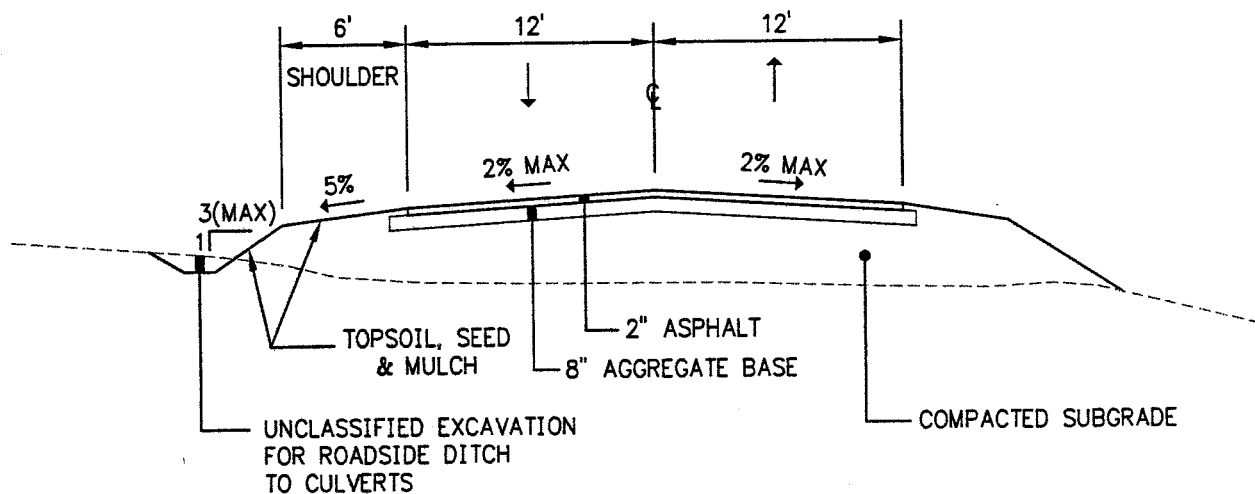
TYPICAL BOARDWALK
CROSS SECTION

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TITLE:					
TYPICAL BOARDWALK JOURDAN RIVER RESORT HANCOCK COUNTY, MS					
DRAWN:	DESIGN:	DATE:	SCALE:	DRAWING NUMBER:	REVISION:
BAF	GDD	12/22/08	N.T.S.		—



TYPICAL ROAD CROSSING CROSS SECTION

CUSTOMER:

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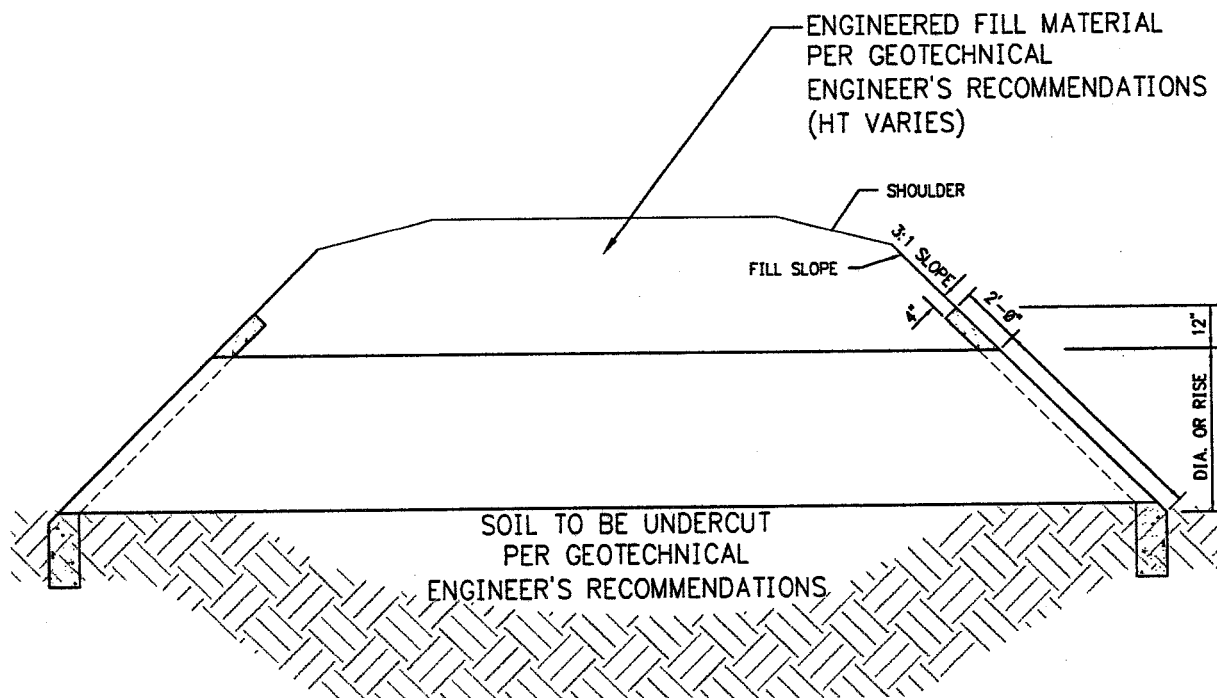
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TITLE:

**PROPOSED ROAD CROSSING
JOURDAN RIVER RESORT
HANCOCK COUNTY, MS**

DRAWN: BAF	DESIGN: GDD	DATE: 11/17/08	SCALE: N.T.S.	DRAWING NUMBER:	REVISION: —
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TYPICAL CULVERT CROSSING CROSS SECTION

NOTES:

1. EXCAVATED MATERIAL IS TO BE UTILIZED ONSITE FOR NONSTRUCTURAL FILL.
UNACCEPTABLE MATERIAL IS TO BE DISPOSED OF OFFSITE AT AN APPROVED SITE.
2. ALL PROPOSED GRADES WILL PROVIDE POSITIVE DRAINAGE.

CUSTOMER:

MIKE FELTER



REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED

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TITLE:

**PROPOSED CULVERT CROSSING
JOURDAN RIVER RESORT
HANCOCK COUNTY, MS**

DRAWN: BAF	DESIGN: GDD	DATE: 11/17/08	SCALE: N.T.S.	DRAWING NUMBER:	REVISION: —
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Locations of the existing emergent wetland vegetation (excavation site) and the proposed restoration site (transplant site).